

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Project Committee of August 10, 2006 to order at 7:00 pm in the Hearing Room of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Haley, Hanneman, and Ritter, and Assistant City Engineer Romeis (for City Engineer Bennett). Also present were City staff Mr. Dietl, and members of the public.

MINUTES

Regular meeting of July 13, 2006

- II. A. Alderman Skowronski moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Project Committee of Thursday July 13, 2006. Motion carried.

BUSINESS

Review and discuss preliminary future land use within the southwestern portion of the City

- III. A. Mr. Dietl, referencing three large maps depicting three different future land use alternatives for a portion of the southwestern part of the City, stated that staff was looking for suggestions from the Project Committee for revisions and/or changes to the maps. Mr. Dietl summarized how staff had selected the depicted future land uses, and stated that in addition, staff was looking for direction from the Project Committee in regard to the issue of future land divisions within the southwestern portion of the City prior to the provision of public sanitary sewer service.

Significant discussion ensued regarding current population levels, future population projections, and the Franklin School District's plans, in regard to the selection of future land uses in the southwestern portion of the City.

Significant discussion ensued regarding the potential need, and the City's ability to provide, various services (primarily public sewer and water) to the southeastern portion of the City, and its affect upon the selection of future land uses.

The Project Committee also discussed the importance of information pertaining to the comparison of the costs and benefits associated with development, both for consideration during this comprehensive plan update, and for consideration by City officials during their review and approval of development proposals. It was noted that some limited information may have already been obtained during the City's Impact Fee study of a few years ago, but more information will eventually be needed. Mayor Taylor noted that this information may become even more important in the future as municipal budgets and spending limits get tighter.

The Project Committee tentatively agreed that public sewer and water service should be planned for the southwestern portion of the City. However, two alternative future land use maps should be prepared. One alternative would identify future land uses prior to the provision of public sewer and water service, and the other alternative would identify future land uses with the provision of public sewer and water service. It was noted this approach was necessary because of the number of uncertainties in how and when public sewer and water service would be provided.

In regard to the pre-sewer and water future land use map, the Project

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Committee tentatively indicated that staff should consider: primarily agricultural land uses; larger lots in general, and in particular in those areas that might receive public sewer and water service later rather than sooner; and the identification of alternative ideas for lot split methods and limits.

In regard to the post-sewer and water future land use map, the Project Committee tentatively indicated that staff should consider: the identification of alternative ideas for the provision of public sanitary sewer service; no heavy industrial land uses; future land uses should not be any more intensive than comparable existing land uses in the City; much less multi-family residential land uses; much less residential land uses and much more non-residential land uses; more large lot single-family residential development and less small lot single-family residential development; no industrial land uses next to Franklin Park and other significant areas of natural resource features, rather, encourage high end business.

Mr. Dietl indicated that enough direction was provided for staff to prepare revised future land use maps, and to begin to prepare associated text.

Public input

C. A member of the public indicated that allowing some lot splits in the southwestern portion of the City as soon as possible would address the concerns of a number of residents in that area.

Announcement: Next Meeting scheduled for Thursday, September 14, 2006

F. No action needed; none taken.

Adjournment

IV. Mayor Taylor adjourned the Thursday August 10, 2006, regular meeting of the Project Committee, at 8:35 pm.